

HEBER CITY CORPORATION
75 North Main Street
Heber City, Utah
Planning Commission Meeting
Thursday, February 27, 2014

6:00 p.m. - Special Meeting

Present:	Planning Commission:	Darryl Glissmeyer David Richards Harry Zane Kieth Rawlings Mark Webb Michael Thurber Stacie Ferguson
Absent:		Clayton Vance
Staff Present:	Planning Director Planning Secretary City Engineer	Anthony Kohler Karen Tozier Bart Mumford

Others Present: Reid Dickson and Nick Blayden,

Chairman Rawlings convened the meeting at 6:06 p.m. with a quorum present. Commissioner Webb and Commissioner Ferguson were not present at 6:06 p.m.

Pledge of Allegiance: Commissioner Richards

PUBLIC HEARINGS:

Item 1 **Proposed amendment to the Zoning Map to rezone the rear portion of Block 43, located at 301 South Main Street, from R-3 Residential to C-2 Commercial and remove the Infill Overlay Zone from said Block 43.**

REQUEST

Anthony Kohler indicated this was the block that the future Public Safety Building is planned to be located on and that the proposed amendment would make the whole block zoned C-2 Commercial. The proposed plan did not designate any residential area on the back of the block and would also remove the Infill Overlay Zone.

Chairman Rawlings opened the public hearing. No members of the public were present who wished to comment on this issue and Chairman Rawlings closed the public hearing. There were no further questions or discussion.

MOTION

Commissioner Zane moved that we recommend approval for changing the Block 43 on South Main Street from R-3 Residential to C-2 Commercial and removing the Infill Overlay Zone from said Block 43. Commissioner Thurber seconded the motion.

VOTE

	AYE:	NAY:	ABSTAINING:
Darryl Glissmeyer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kieth Rawlings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
David Richards	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Michael Thurber	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Harry Zane	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The motion carried.

Item 2 **Proposed amendment to Section 103 “Building Setbacks” of the C-2 and C-4 Commercial Design Criteria, altering the required street setback requirements for civic buildings including government and non-profit buildings.**

Commissioner Webb arrived to the meeting at 6:15 p.m. and Commissioner Ferguson arrived at 6:17 p.m.

REQUEST

The proposed amendment would alter the required street setback requirements for civic buildings including government and non-profit buildings. Section 103 of the C-2 & C-4 Design Criteria requires a minimum 20 foot setback and maximum 40 foot street setback. The design criteria is attempting to establish a street presence for commercial buildings, but typically civic buildings such as churches, government buildings, and non-profit buildings should be setback more to give distinction to their street presence and provide for a large gathering location along the street.

DISCUSSION

The Planning Commission discussed the following points:

- Civil Buildings should be set back 40 feet but don't have to be, the keyword in the amendment is “shall”;
- Minimum setback should be 10 feet not 20 feet;
- Trees are an asset to the property;
- There was debate on signage. The Commissioners thought that sites that use a wall sign or blade sign as the primary signage with no free standing signs on the site may have a 10 foot minimum setback from the street property line. Some Commissioners thought that a monument sign is acceptable.
- Regarding the size of monument signs; the Commission thought that primary signage should be no taller than six feet and no more than 32 square feet in area and anything outside those boundaries could be done on a conditional permit basis.
 - Certain types of statues on the monument sign are acceptable.

Chairman Rawlings opened the public hearing. There were no comments and Chairman Rawlings closed the public hearing.

MOTION

Commissioner Thurber moved that the ordinance be amended to 10 foot setback minimum from street property line to building face and forty foot (40') setback minimum from street property line to building face. Sites that use a wall sign or blade (projecting) sign, or a monument sign no taller than 6 feet and no more than 32 square feet in area as the primary signage excluding design elements with no reader boards as part of that sign, with no other free standing signs on the site may have a 10 foot minimum setback from the street property line. (illustration will have to change). Decorative, non-advertising elements of the monument sign may exceed the 15 square foot and 6 foot height limitation, with approval of the Planning Department. Commissioner Thurber rescinded the motion.

Commissioner Thurber moved that the Commission continue this to the next meeting. The motion died for lack of a second.

Commissioner Richards moved, I make a motion to recommend approval for the proposed amendment of Section 103 "Building Setbacks" of the C-2 and C-4 (Commercial) Design Criteria as read by what is on the Board, reading: 20 foot setback minimum from street property line to building face and 40 foot setback maximum from street property line to building face. Sites that use a wall sign or blade projecting sign as the primary sign may have a 10 foot minimum setback from the street property line upon approval from the Planning Department. Commissioner Webb seconded the motion.

VOTE

	AYE:	NAY:	ABSTAINING:
Stacie Ferguson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Darryl Glissmeyer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kieth Rawlings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
David Richards	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Michael Thurber	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Webb	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Harry Zane	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The motion carried.

Item 3

T.S.C. requests Commercial Development Approval - Final for a building located at 1200 South 380 East in the Heber Gateway Plaza

REQUEST

The petitioner is requesting approval of a 21,930 square foot retail center at 400 East 1200 South. The property is located within the C-2 Commercial Zone. The proposed development involves unsubdivided land adjacent to Heber Gateway Plaza Phase 1 and utilizes the eastern entrance to that subdivision.

Proposed parking consists of 94 stalls, addressing the need for five spaces per net 1,000 square feet per the city code. The petitioner would like to discuss the possibility of submitting a time-use study to evaluate having fewer parking spaces, as there are numerous TSC stores throughout the United States with parking ratios of less than 5 spaces per 1,000 square feet. The proposed elevations include a minimum of 30% of the vertical wall surface with a masonry brick and 100% of along the western (front) elevation. The building is proposed to be covered with fiber cement siding to be consistent with the Design Criteria. Faux windows and awnings have been included along the western and north elevations (along 1200 South). Crookneck lighting has been utilized on the building on the primary elevations.

Reid Dickson of Infinity Consultants and Nick Blayden, the architect for the project were present representing the Petitioner. They indicated that rotating the orientation of the building would entirely change the site plan. Reid Dickson indicated that in respect to the parking study that five spaces probably were not needed and that four spaces work well. The parking plan had been changed for the truck turning area which they had added back in. They also asked for a shrub screen instead of concrete at the east side of building.

Nick Blayden indicated that real windows will show the back of shelves and storage area. They planned to place monument signs at each entrance.

DISCUSSION

The Planning Commission discussed the following points:

- The site plan was discussed at length.
- **Site Design and Building Elevations:**
 - Some of the Commissioners thought the building should be rotated 90 degrees to have the front of the store face 1200 South and to place parking in the front (1200 South);
 - Modify so that the store front wraps around; windows would wrap around the building on the street side (1200 South) to create street presence. Corrugated metal is acceptable as long as these design elements on 1200 South and the entrance are implemented;
 - Because there are racks on the interior of the store put in frosted windows so racks can not be viewed from the outside;
 - Trash enclosure; would rather see vegetation than a wall;
 - Landscaping of detention basin; needs to be grassed and maintained. Other design elements discussed were the rear loading zone, outdoor storage and display areas having matching stone/brick and wrought iron, planting honey locust trees along 1200 South frontage, and crookneck lighting.

➤ **Parking:**

- Most people parking are pulling trailers; provide more spaces for them to park. Commissioner Richards recommended more than four trailer parking spaces;
- Make s sure the turning radius for a truck is possible to get into the first parking spot ;
- The Petitioner had not provided a parking study yet. If the Petitioner desires a parking ratio less than five to one, the Petitioner needs to provide a parking study showing how less parking stalls will work.

➤ **Other:**

- Motion needs to be for concept approval, and needs to require a development agreement with Heber Gateway Plaza, and the dark store agreement.
- City does not have a master planned 400 East; this street is part of the Heber Gateway Plaza.
- The plan on the overhead projector was different than what was put in the packets.

MOTION

Commissioner Richards moved, I'd like to motion that we recommend concept approval with the Petitioner returning for final approval to address the following: (listing each six of those items).

1. Section 307 of the design criteria (this section requires a 24 inch modulation in the building for each 50 feet of horizontal wall area)
2. Provide a landscaping plan, for non-parking areas, including 3" caliper Honey Locust or similar street trees be planted each 50 feet of frontage along 1200 South.
3. Developer submit evidence of authorization for utilization of the Heber Gateway Plaza Phase I Driveway.
4. The design criteria prohibits metal standing seam and limits metal shingles for the wall surface; the proposed door elevation includes a corrugated metal, and the Planning Commission should determine if the design criteria requirement is met with the proposal.
5. Developer enter into a vacancy, development and maintenance agreement between the property/building owner and the City consistent with Section 111 of the DESIGN CRITERIA requires for all building larger than 15,000 square feet.
6. Developer submitting time use parking study for parking, if desired.

In addition to that that the concept approval include the finding that the proposed site plan is consistent with the C-2 Commercial Zone, and the C-2 and C-4 Design Criteria, and Title 17 Subdivisions, conditional upon the following 1-5:

1. Trash enclosure be screened on all four sides with brick material from building.
2. Rear loading zone be screened from 1200 South and property to east with brick material from building and/or with evergreen shrubbery.
3. Outdoor storage and display areas be screened with wrought iron and brick pillar fencing.
4. Sidewalk connection be provided from building to 1200 South as proposed.
5. Crookneck lighting be utilized as proposed on the building elevations.

In addition we'd like to have the Petitioner also include in their final the agreement between Heber Gateway Plaza and the Petitioner for the improvements and ongoing maintenance of the easement to their said property. Commissioner Glissmeyer seconded the motion. Discussion to reference Horrocks' Report and wrapping the entrance to the front of the building.

Commissioner Richards made an addendum to his motion. He moved that in addition to the agreement with the developer also add all of the notes pertaining to the north elevation of the structure as well as the letters by Horrocks (Engineers).

VOTE

	AYE:	NAY:	ABSTAINING:
Stacie Ferguson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Darryl Glissmeyer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kieth Rawlings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
David Richards	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Michael Thurber	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Webb	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Harry Zane	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The motion carried.

Item 4 **Proposed amendment to the Heber City Municipal Code, Section 18.72.030 G. “Government Building Parking Requirements”, altering the required off-street parking requirements for government buildings.**

DISCUSSION

The intended size of the Public Safety Building is about 22,000 square feet. The Municipal Code requires five parking stalls per 1,000 square feet plus one space for each employee, which translates into 151 off-street parking stalls, necessitating a parking lot of over an acre in size. This amount greatly exceeds the need for parking on the site. In the downtown C-3 Commercial Zone, buildings can utilize a parking ratio of three spaces per 1,000 square feet, which is about the parking ratio of City-County Square.

Parking Comparison at 3 Spaces per 1,000 Square Feet			
	Area (sf)	Employees	Off-Street Parking Stalls
City-County Square	31,800	51	97
Public Safety Building	22,000	41	66

PUBLIC HEARING COMMENTS

Chairman Rawlings opened the public hearing, there were no members of the public present to comment. Chairman Rawlings closed the public hearing.

MOTION

Commissioner Zane moved that we change the parking code to reflect Tony’s downsizing to three per 1000 instead of five per 1000. Commissioner Glissmeyer seconded the motion.

VOTE

	AYE:	NAY:	ABSTAINING:
Stacie Ferguson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Darryl Glissmeyer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kieth Rawlings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
David Richards	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Michael Thurber	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Webb	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Harry Zane	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The motion carried.

Item 5 **Proposed amendment to Section 306 Building Height of the C-2 & C-4 Commercial Design Criteria requiring Civic Buildings to be at least two stories in height.**

REQUEST

In discussing the potential design of the proposed Public Safety Building, the question has come up as to whether it should be a one story building or a two story building. As shown in Figure 1 and Figure 2, a two story building more efficiently utilizes space, providing more room for a future building and more room for open space around the building. Many of the historically and architecturally significant buildings in Heber City are two stories.

DISCUSSION

The Planning Commission discussed the following points:

- This lot and block makes sense to be zoned C-3 Commercial Zone;
- Aesthetics, function, and budget are the key factors in determining what direction to go in reference to building height;
- Aesthetics are necessary to preserve what Heber City is; the building needs to be functional for its intended purpose as a public safety building. Discussion on the basic design and the usage of the building. One option was to change the appearance of the front façade to appear to be two stories in height.
- Location / option of selling property and building someplace else. The Commission felt Block 43 was the best location for this facility.
- Have the architects qualify the number and breakdown on what the costs are on the basement, 1st floor, 2nd floor, etc.
 - Look at costs for a basement;
- In discussing the proposed amendment the Commission asked for the word “shall” to be changed to “should”.

PUBLIC HEARING COMMENTS

Chairman Rawlings opened the public hearing. No members of the public were present and the public hearing was closed.

MOTION

Commissioner Richards moved that we recommend approval for the proposed amendment, Section 306 Building Height of C-2/C-4 Design Criteria with exception of, going to the first paragraph, Civil Buildings, including government and non-profit buildings, should be at least two stories in appearance and height to match the style of the turn of the century Civic Buildings, and the rest as stated. (the rest) in Heber City, such as the Wasatch County School District Offices, Heber Bank Block, Hatch Building, Fire Station and the Tabernacle, two story buildings more efficiently utilize space and allow for more common area around the buildings than a 1 story building. Commissioner Webb seconded the motion. Discussion that the reason the words, "in appearance", were added was that so a façade could be used. As an example a building of a story and a half could be built but the façade would make the building appear to be two stories in height.

VOTE

	AYE:	NAY:	ABSTAINING:
Stacie Ferguson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Darryl Glissmeyer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kieth Rawlings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
David Richards	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Michael Thurber	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Webb	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Harry Zane	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The motion passed.

Administrative Items:

Commissioner Richards voiced his concern over the time it takes to get a building permit. He feels that the Building Official is overworked. Anthony Kohler indicated that he thought Richards should express this concern to the City Council. Anthony Kohler reminded the Commission of the joint meeting with the City Council on March 27th.

Commissioner Glissmeyer moved to adjourn the meeting and Commissioner Webb seconded the motion. Voting Aye: Commissioners Ferguson, Glissmeyer, Rawlings, Richards, Thurber, Webb and Zane. The motion carried and the meeting adjourned.